



An excellent detached bungalow situated in this ever popular residential development, off the Ballymaconaghy Road at Four Winds, in south east Belfast.

Conveniently located close to many local amenities with Forestside Shopping Complex only a short distance away, easy commuting distance to Belfast City Centre.

The accommodation comprises; spacious entrance hall, good sized lounge with feature fireplace, modern fitted kitchen with range of integrated appliances, three well proportioned bedrooms and modern wet room.

In addition the property benefits from double glazed windows, oil fired central heating, attached garage and private rear gardens with paved patio area and driveway parking to the front.

We can highly recommend an internal inspection.

Offers Over  
£299,950

64 Knockbracken Manor,  
BELFAST,  
BT8 6WQ

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Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent, Well Presented Bungalow on Private Site with Attached Garage
- Spacious Entrance Hall
- Good Sized Lounge with Wood Floor and Feature Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three well Proportioned Bedrooms
- Modern Wet Room
- Oil Fired Central Heating / Double Glazed Windows
- Driveway Parking and Attached Garage
- Front Gardens in Lawns, Private Rear Gardens and Paved Patio
- Convenient Access by Car or Public Transport to Local Shopping Centres & The City Centre



The Property Comprises:

## Ground Floor

Oak effect front door to . . .

ENTRANCE HALL: Wooden floor.

LOUNGE: 18' 5" x 12' 10" (5.61m x 3.91m) Cast iron fireplace and slate hearth, wooden floor, low voltage spotlights, vaulted ceiling.



MODERN FITTED KITCHEN: 15' 5" x 10' 11" (4.7m x 3.33m) Range of high and low level units, granite work surfaces, 1.5 bowl single drainer stainless steel sink unit, integrated oven and hob, stainless steel extractor fan, glazed splashback, space for fridge freezer, Hotpoint dishwasher.



WET ROOM: White suite comprising vanity unit with wash hand basin, fully tiled shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, access to partially floored roofspace.





BEDROOM (1): 14' 3" x 12' 6" (4.34m x 3.81m) Built-in wardrobes.



BEDROOM (2): 10' 6" x 8' 2" (3.2m x 2.49m) (at widest points into wardrobes). Range of built-in wardrobes.



BEDROOM (3): 10' 11" x 8' 10" (3.33m x 2.69m) Ceramic tiled floor.



## Outside

Private rear gardens with large paved patio area, mature hedging and trees. Side garden with wooden shed.

ATTACHED GARAGE 23' 6" x 11' 9" (7.16m x 3.58m) Roller shutter door, oil fired boiler, plumbed for washing machine, space for tumble dryer.





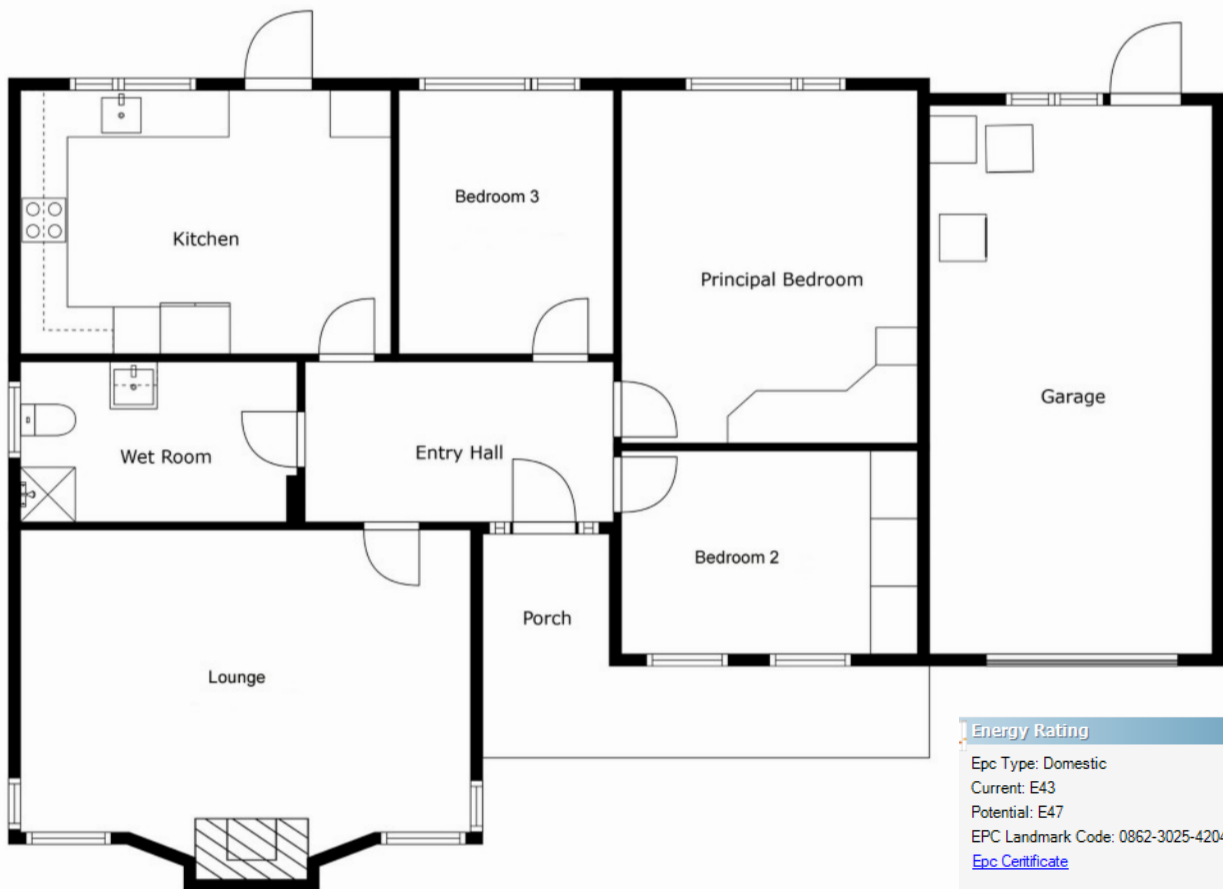


Telephone 028 9066 3030  
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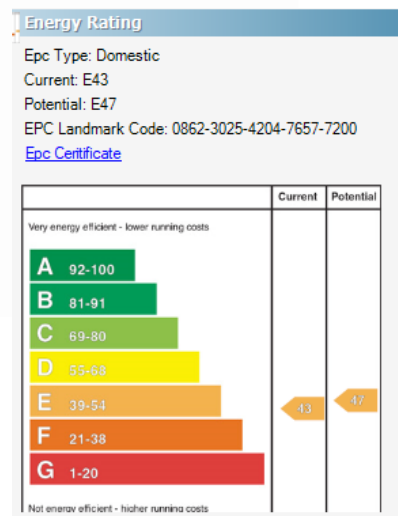
## Location:

Newton Park from Saintfield Road, through roundabout onto the Ballymaconaghy Road, Knockbracken Manor is on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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